ALL OF LOT 15 BLOCK A 242 VILLAG
AKA PARCELS A & B.

GUINN ISAAC/HERRERA ALEXANDRA
247 SW THOMPKINS LOOP, APT 102
LAKE CITY, FL 32025

2027

21-4S-17-08640-015

BUILDING CHARACTERISTICS

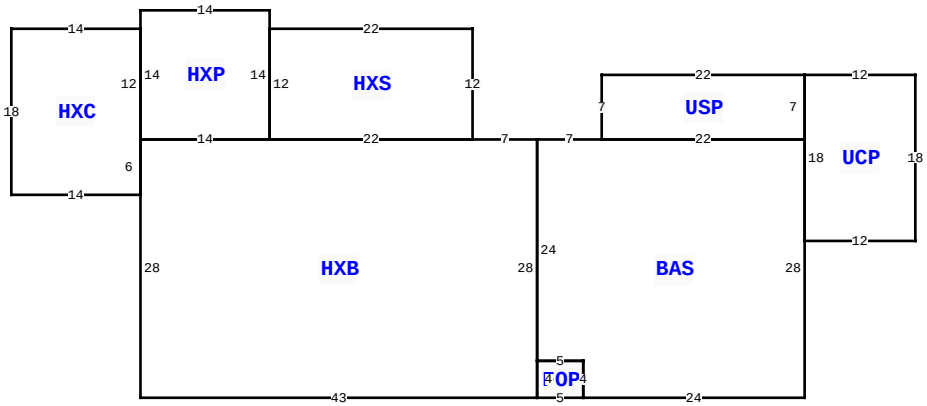
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		1 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	56,656
FOP	20	30		6	429
HXB	1,204	100		1,204	86,127
HXC	252	25		63	4,507
HXP	196	30		59	4,221
HXS	264	40		106	7,582
UCP	216	20		43	3,076
USP	154	35		54	3,863
TOTALS	3,098			2,327	166,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,327	119.6000	104.05	242,124	1986	2000	0	0	0	31.25	68.75

1 DUPLEX 55% - 2021 Heated Area: 1996 HX Base Yr 2026



247 SW THOMPKINS LOOP APT 101, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,460
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	189,710
SOH/AGL Deduction	31,497
ASSESSED VALUE	158,213
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,802
TOTAL JUST VALUE	189,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052886	Roof Replacement	12,250	04/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1029	3/21/2025	WD	Q	I	01	254,000
GRANTOR: PLEASANTON JORDAN						
GRANTEE: GUINN ISAAC						
1416/0545	7/28/2020	WD	Q	I	01	157,500
GRANTOR: MICHAEL & JUDITH VARD						
GRANTEE: JORDAN PLEASANTON						

BUILDING NOTES

BUILDING DIMENSIONS

USP= W22 S7BAS= W7 HXB= W7 HXS= N12 W22 S12 E22$ W22 HXP= N14 W14 S14 E14$ W14 HXC= N12 W14 S18 E14 N6$ S28 E43 N28$ S24 FOP= S4 E5 N4 W5$ E5 S4 E24 N28 W22$E22 N7$ UCP= S18 E12 N18 W12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	12	48	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,250

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	100		A-1	210.00	150.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							
2	0800	C	MULTI-FAM	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,000.00	22,000.00	11,000							

REVIEW DATE 08/27/2025 BY TP Total Acres: 0.72 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS